

Approved

MINUTES OF SPECIAL MEETING

Pawtucket Redevelopment Agency

175 Main Street, Pawtucket, RI 02860

March 29, 2011 @ 12:15 p.m.

1. ROLL CALL:

Vice-Chairman Roger Lemoie called the meeting to order at 12:20 p.m. and on a roll call vote, the following Members answered present: Larry Monastesse, Francis Crawley and John Baxter.

Also present were: Barney S. Heath, Acting Executive Director, Linda Elliott, Rehabilitation Coordinator, R. Kevin Horan, PRA Attorney, Richard Lavalley, Fiscal Manager, Susan Mara, Senior Planner and Susan Rivet.

2. PUBLIC INPUT: None

3. MINUTES OF PREVIOUS MEETING:

Upon a motion by Mr. Baxter, seconded by Mr. Monastesse, the minutes from February 22, 2011 PRA meeting were unanimously approved.

4. BILLS:

Upon a motion by Mr. Crawley, seconded by Mr. Monastesse and unanimously approved, bills totaling \$65,621.15 were approved for payment.

5. REPORTS:

(A) Residential Rehabilitation Loan Program:

Mr. Heath reported that in mid April, the Paint Program will be starting up again. Ms. Elliott stated that she received numerous calls regarding the Elderly Paint Program as well as the Residential Rehabilitation Loan Program and had sent out about 6 applications for each program due to the ads that were put in the Valley Breeze.

(B) Loan Delinquencies:

Attorney Horan reported Ms. Felix did not answer her complaint that was filed in court. Ms. Elliott reported that she received a foreclosure notice from Kathryn Brown which came in on March 25th. Attorney Horan also reported that Erick and Diana Cifuentes had filed for bankruptcy and also that a lien was put on Ms. Dube for her property at 171 Garden Street due to non payment of her loan. Mr. Heath reported that Ms. Wilcox was given a 6 month deferral on her loans and will have a follow-up meeting with her to discuss this matter.

6. RETURNING BUSINESS:

(A) Chester Building:

(1) Financial Statements:

Mr. Lavallee presented the February 2011 financial statements.

(2) Chester Building Update:

Mr. Heath reported that Mixed Magic Theatre has not yet paid on the utility bill which they currently owe the PRA \$4,000. Mr. Heath suggested the PRA send a letter to Mixed Magic Theatre regarding the outstanding balance. Upon a motion by Mr. Lemoie and seconded by Mr. Crawley and unanimously approved for Mr. Heath to send Mr. Pitts-Wiley a letter to see when this outstanding bill will get paid.

Mr. Heath stated that the RI Museum of Science and Art are interested in the Mixed Magic Theatre space which is now available. Mr. Heath reported that the museum is looking for a place only temporarily and is not interested in a long term lease. Mr. Heath stated the museum is looking into storing their exhibits. Mr. Heath stated he will have someone from RI Museum of Science and Art come in next month to

discuss this issue with the PRA board members.

Mr. Heath reported that the sidewalk is being replaced on High Street side of this building.

Attorney Horan reported he sent Attorney Garan a letter regarding his sign on the building but has not heard from his as of today.

Mr. Heath reported that he looked into having the Energy Efficient Program for the building and the cost of upgrading the lighting which is approximately \$99,000 and will come back next month with a report.

(B) Property Disposition Updates:

1. 335 Main Street:

Mr. Heath reported PCDC is still putting together a deal and did not get the tax credit from RI Housing and will try again.

2. Front Street:

Mr. Heath reported that the project is 90% complete and will be finished by the end of April.

3. 354 Pine Street:

Mr. Heath reported that the structural work has been completed and that a pilot test will be done in the spring to determine what injected substance would work best and that the State will be paying for this procedure.

Senior Planner, Susan Mara, indicated that in order to secure more EPA brownfield clean-up funding for the site, she had recommended to Mr. Heath that the PRA pursue the abandonment of Lily Pond Street to create a separate lot.

Mr. Heath concurred and recommended that in order to apply for more EPA funding, the Agency needed to formally request that the City abandon a portion of Lily Pond Street.

Upon a motion by Mr. Baxter and seconded by Mr. Crawley and unanimously approved that the PRA request that Lily Pond be abandoned.

(C) Litigation Matters:

1. Silver Top Diner:

Attorney Horan stated that Ms. Brown did not show up in court and the suit has been continued until May 6th.

(D) Foreclosure Response Program Update:

1. 242-244 Cottage Street:

Mr. Heath reported that the work is well underway and should be completed sometime in May.

2. 116-118 Prospect Street:

Mr. Heath reported that he is planning to hire an architect to investigate this property.

(E) Independent Projects:

1. Pawtucket Day and Child Care Center Project:

Mr. Heath stated the asbestos and plumbing is going out to bid and hopefully will be wrapped up in another month.

2. NRCS Fish Ladder Project:

Mr. Heath has no update on this project at this time.

(F). New Business:

Mr. Heath presented a Resolution on the Acting Executive Director position.

Upon a motion by Mr. Baxter and seconded by Mr. Monastesse and unanimously approved for Barney Heath to continue as Acting Executive Director.

7. NEXT MEETING:

The next meeting will be held on Tuesday, April 26, 2011 at 12:15 p.m.

8. ADJOURNMENT:

There being no further business, upon a motion by Mr. Baxter, seconded by Mr. Crawley and unanimously approved, the meeting was adjourned at 2:20p.m.